



CONSOLIDATED COMMISSION ON UTILITIES

Guam Power Authority • Guam Waterworks Authority
P.O. BOX 2977 • Agaña, Guam 96932

RESOLUTION NO. 2017- 10

AUTHORIZING THE GUAM POWER AUTHORITY TO PETITION THE PUC FOR APPROVAL TO ENTER INTO CONTRACT FOR THE MANAGEMENT, OPERATION AND MAINTENANCE OF THE GUAM POWER AUTHORITY'S FUEL BULK STORAGE FACILITY

WHEREAS, GPA's current contract with Vital Energy, Inc. for the management of the GPA Fuel Bulk Storage Facility is set to expire on May 31, 2017; and

WHEREAS, the Authority issued a new Multi-Step Invitation for Bid under IFB GPA-014-17 for the Management, Operation, and Maintenance of the Fuel Bulk Storage Facility on November 2016; and

WHEREAS, IP&E Guam LLC, and Tristar Terminals Guam, and Vital Energy, Inc. submitted bids for GPA's consideration (Exhibit A); and

WHEREAS, Vital Energy Inc., was disqualified for submitting a price proposal that is determined to be non-compliant with the requirements of the bid (Exhibits B & C); and

WHEREAS, IP&E Guam LLC has been determined to be the lowest, most responsive and responsible bidder (Exhibit C); and

WHEREAS, the total cost for the 2-year base period is \$1,644,300.00 for mandatory services; and

WHEREAS, this contract is for an initial term of 2 years with three optional one-year extensions; and

Bid Item	Bid Price Proposal for Mandatory Items	Base Period- Year 1	Base Period- Year 2	2 YEAR BASE PERIOD (MANDATORY)
1	Management and Administration Fees (Include all expenses for staffing, office maintenance, expenses for utilities and communications, management fees and administration fees)	\$ 516,560.00	\$ 532,056.80	\$ 1,048,616.80
2	Security Contractor	\$ 144,540.00	\$ 148,876.20	\$ 293,416.20
3	Spill Response Company Membership Fees	\$ 35,000.00	\$ 36,050.00	\$ 71,050.00
4	Insurance Fees (Volume I - 5.41A)	\$ 20,400.00	\$ 21,012.00	\$ 41,412.00
5	Inventory - Environmental / Oil Spill Equipment *Oil Spill Response & Environmental Compliance (OPA 90, SPCC and FRP, etc.)	\$ 2,500.00	\$ 2,575.00	\$ 5,075.00
	<i>Subtotal</i>	\$ 719,000.00	\$ 740,570.00	\$ 1,459,570.00
	<i>Monthly fees</i>	\$ 59,916.67	\$ 61,714.17	
6	Operation and Maintenance Budget (REQUIRED)	\$ 91,000.00	\$ 93,730.00	\$ 184,730.00
TOTAL MANDATORY BID (ITEMS 1 THRU 6)		\$ 810,000.00	\$ 834,300.00	\$ 1,644,300.00

34 **NOW THEREFORE, BE IT RESOLVED**, by the Consolidated Commission on Utilities
35 as follows:
36

37 1. The General Manager of GPA is authorized to petition the PUC for approval to enter
38 into contract with IP&E Guam LLC for the Management, Operation, and
39 Maintenance of the Guam Power Authority Fuel Bulk Storage Facility.
40


41 2. The General Manager of GPA is hereby authorized an increase in obligating
42 authority, subject to PUC approval of \$1,644,300.00 for mandatory services for the
43 two-year base period of the contract.


44 **RESOLVED**, that the Chairman of the Commission certifies and the Secretary of the
45 Commission attests the adoption of this Resolution.
46

47 **DULY and REGULARLY ADOPTED AND APPROVED THIS 18th DAY OF**
48 **APRIL, 2017.**
49

50 **Certified By:**

Attested By:

51
52
53 
54
55 **JOSEPH T. DUENAS**
56 Chairperson
57 Consolidated Commission on Utilities
58
59

51
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53 
54
55 **J. GEORGE BAMBA**
56 ~~Secretary~~ *Vice-Chairman*
57 Consolidated Commission on Utilities
58
59

60 **I, J. George Bamba**, Board Secretary of the Consolidated Commission on Utilities
61 (CCU), as evidenced by my signature above do hereby certify as follows:

62 The foregoing is a full, true and correct copy of a resolution duly adopted at a regular
63 meeting of the members of Guam Consolidated Commission on Utilities, duly and legally
64 held at a place properly noticed and advertised at which meeting a quorum was present and the
65 members who were present voted as follows:

66
67 AYES: 4
68
69 NAYS: 0
70
71 ABSENT: 0
72
73 ABSTAIN: 1

EXHIBIT A 2066

[illegible]

EXHIBIT A 3060

Page 3 of 4 Page 30

PURCHASES & STORES DIVISION
GUAM POWER AUTHORITY
ABSTRACT OF BIDS

Phase II

Management, operation and maintenance of the Guam Power Authority fuel test stage facility

02/23/2017 2:00 PM

BIDDER	ITEM NO.	QTY	UNIT	DISCOUNT	Base Contract	Base Contract	OPT. Total	Contract Years
2) TriStar Terminals Guam Inc	1	1	2		574,322.92	574,322.92	574,322.92	2
	2	156,128.13	13		172,131.13	172,131.13	172,131.13	3
	3	36,458.33	25		38,281.25	38,281.25	38,281.25	
	4	16,711.13	13		17,341.13	17,341.13	17,341.13	
	5	15,191.13	13		15,871.13	15,871.13	15,871.13	
	6	154,538.33	13		159,788.33	159,788.33	159,788.33	
	7	893,200.00	13		935,520.00	935,520.00	935,520.00	
	8	20,400.00	13		49,400.00	49,400.00	49,400.00	
	9	1	1		1	1	1	
	10	1	1		1	1	1	
	11	1	1		1	1	1	
	12	1	1		1	1	1	
	13	1	1		1	1	1	
	14	1	1		1	1	1	
	15	1	1		1	1	1	
	16	1	1		1	1	1	
	17	1	1		1	1	1	
	18	1	1		1	1	1	
	19	1	1		1	1	1	
	20	1	1		1	1	1	
	21	1	1		1	1	1	
	22	1	1		1	1	1	
	23	1	1		1	1	1	
	24	1	1		1	1	1	
	25	1	1		1	1	1	
	26	1	1		1	1	1	
	27	1	1		1	1	1	
	28	1	1		1	1	1	
	29	1	1		1	1	1	
	30	1	1		1	1	1	
	31	1	1		1	1	1	
	32	1	1		1	1	1	
	33	1	1		1	1	1	
	34	1	1		1	1	1	
	35	1	1		1	1	1	
	36	1	1		1	1	1	
	37	1	1		1	1	1	
	38	1	1		1	1	1	
	39	1	1		1	1	1	
	40	1	1		1	1	1	
	41	1	1		1	1	1	
	42	1	1		1	1	1	
	43	1	1		1	1	1	
	44	1	1		1	1	1	
	45	1	1		1	1	1	
	46	1	1		1	1	1	
	47	1	1		1	1	1	
	48	1	1		1	1	1	
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	50	1	1		1	1	1	
	51	1	1		1	1	1	
	52	1	1		1	1	1	
	53	1	1		1	1	1	
	54	1	1		1	1	1	
	55	1	1		1	1	1	
	56	1	1		1	1	1	
	57	1	1		1	1	1	
	58	1	1		1	1	1	
	59	1	1		1	1	1	
	60	1	1		1	1	1	
	61	1	1		1	1	1	
	62	1	1		1	1	1	
	63	1	1		1	1	1	
	64	1	1		1	1	1	
	65	1	1		1	1	1	
	66	1	1		1	1	1	
	67	1	1		1	1	1	
	68	1	1		1	1	1	
	69	1	1		1	1	1	
	70	1	1		1	1	1	
	71	1	1		1	1	1	
	72	1	1		1	1	1	
	73	1	1		1	1	1	
	74	1	1		1	1	1	
	75	1	1		1	1	1	
	76	1	1		1	1	1	
	77	1	1		1	1	1	
	78	1	1		1	1	1	
	79	1	1		1	1	1	
	80	1	1		1	1	1	
	81	1	1		1	1	1	
	82	1	1		1	1	1	
	83	1	1		1	1	1	
	84	1	1		1	1	1	
	85	1	1		1	1	1	
	86	1	1		1	1	1	
	87	1	1		1	1	1	
	88	1	1		1	1	1	
	89	1	1		1	1	1	
	90	1	1		1	1	1	
	91	1	1		1	1	1	
	92	1	1		1	1	1	
	93	1	1		1	1	1	
	94	1	1		1	1	1	
	95	1	1		1	1	1	
	96	1	1		1	1	1	
	97	1	1		1	1	1	
	98	1	1		1	1	1	
	99	1	1		1	1	1	
	100	1	1		1	1	1	

A warranty security that all bids received in response to this invitation were opened under my personal supervision, and that the amounts of all bid dollars were then tallied and totaled.

Signature

Date

Signature

Date

BASES FOR AWARD

Lowest Responsive Bidder
If tied
Only Bid
Other Than Lowest Responsive Bidder Shall Be
Awarded in Event of Tie
Number of Awards (Continued)

ABSTRACT OF AWARD

EXHIBIT A 4 of 6

Page 4 of 6 Page 6

Number of Installations Issued		PURCHASES & STORES DIVISION		GUAM POWER AUTHORITY		ABSTRACT OF BIDS		Invitation Number		Opening Date		Opening Time	
3		Phase II						MS GAT-014-17		02/22/2007		2:00 PM	
Description of Supplies or Services		BIDDER		ITEM NO.		QTY		UNIT		PRICE		CONTACT	
4th Guam Power Authority Fuel Bulk Storage Facility													
2) Tristar Terminals Guam Inc.				1		49,697.50		57,636.22		59,280.00		62,988.00	
				2		21,145.00		23,128.00		25,296.00		27,668.00	
				3		17,708.00		13,102.00		20,598.00		15,674.00	
				4		0		0		0		0	
				5		2,609.19		1,736.00		3,038.13		2,076.00	
				6		15,625.00		17,089.00		18,692.00		20,444.00	
				7		3,125.00		3,417.00		3,738.00		4,088.00	
				8		5,208.00		5,696.00		6,230.00		6,814.00	
				9		14,416.00		11,393.00		12,481.00		13,629.00	
				10		2,708.00		2,922.00		3,239.00		3,513.00	
				11		0		0		0		0	
				12		14,375.00		15,722.00		17,196.00		18,808.00	
				13		0		0		0		0	
				14		7,812.00		8,544.00		9,346.00		10,222.00	
				15		0		0		0		0	
				16		0		0		0		0	
				17		4,466.00		4,557.00		4,984.00		5,451.00	

I hereby certify that all bids received in response to this invitation were opened under my personal supervision and that the names of all bidders have been entered herein.

BIDDER'S NAME	
<input type="checkbox"/> Lowest Responsive Bidder <input type="checkbox"/> Tie Bid <input type="checkbox"/> Other Bid <input type="checkbox"/> Other Than Lowest Responsive Bidder (See instructions on method of awarding)	
Number of Awards (Estimate)	

Submitted By: [Signature]
 Date: 2/22/07
 [Signature]

Exhibit B

Multi-Step IFB GPA-014-17

PRICE PROPOSAL ANALYSIS

Reference: GPA-014-17 Bid Abstract (see Exhibit A)

IP & E Proposal

Bid Price Proposal for Mandatory Items	Base Period- Year 1	Base Period- Year 2	1st Year Extn Option	2nd Year Extn Option	3rd Year Extn Option	2 YEAR BASE PERIOD (MANDATORY)	2 YEAR BASE + 3 YEAR EXTENSION OPTION
Item 1	\$ 516,560.00	\$ 532,056.80	\$ 548,018.50	\$ 564,459.06	\$ 581,392.83	\$ 1,048,616.80	\$ 2,742,487.19
Item 2	\$ 144,540.00	\$ 148,876.20	\$ 153,342.49	\$ 157,942.76	\$ 162,681.04	\$ 293,416.20	\$ 767,382.49
Item 3	\$ 35,000.00	\$ 36,050.00	\$ 37,131.50	\$ 38,245.45	\$ 39,392.81	\$ 71,050.00	\$ 185,819.76
Item 4	\$ 20,400.00	\$ 21,012.00	\$ 21,642.36	\$ 22,291.63	\$ 22,960.38	\$ 41,412.00	\$ 108,306.37
Item 5	\$ 2,500.00	\$ 2,575.00	\$ 2,652.25	\$ 2,731.82	\$ 2,813.77	\$ 5,075.00	\$ 13,272.84
TOTAL (Items 1 thru 5)	\$ 719,000.00	\$ 740,570.00	\$ 762,787.10	\$ 785,670.72	\$ 809,240.83	\$ 1,459,570.00	\$ 3,817,268.65
Item 6	\$ 91,000.00	\$ 93,730.00	\$ 96,541.90	\$ 99,438.16	\$ 102,421.30	\$ 184,730.00	\$ 483,131.36
TOTAL (Items 1 thru 6)	\$ 810,000.00	\$ 834,300.00	\$ 859,329.00	\$ 885,108.88	\$ 911,662.13	\$ 1,644,300.00	\$ 4,300,400.01

TRISTAR Proposal

Bid Price Proposal for Mandatory Items	Base Period- Year 1	Base Period- Year 2	1st Year Extn Option	2nd Year Extn Option	3rd Year Extn Option	2 YEAR BASE PERIOD (MANDATORY)	2 YEAR BASE PERIOD + 3 YEAR EXTENSION OPTION
Item 1	\$ 514,322.92	\$ 540,039.06	\$ 567,041.02	\$ 595,393.07	\$ 625,162.72	\$ 1,054,361.98	\$ 2,841,958.79
Item 2	\$ 156,128.75	\$ 163,935.19	\$ 172,131.95	\$ 180,738.54	\$ 189,775.47	\$ 320,063.94	\$ 862,709.90
Item 3	\$ 36,458.33	\$ 38,281.25	\$ 40,195.31	\$ 42,205.08	\$ 44,315.33	\$ 74,739.58	\$ 201,455.30
Item 4	\$ 16,515.68	\$ 17,341.47	\$ 18,208.54	\$ 19,118.97	\$ 20,074.91	\$ 33,857.15	\$ 91,259.57
Item 5	\$ 15,191.88	\$ 15,951.47	\$ 16,749.04	\$ 17,586.49	\$ 18,465.82	\$ 31,143.35	\$ 83,944.70
TOTAL (Items 1 thru 5)	\$ 738,617.56	\$ 775,548.44	\$ 814,325.86	\$ 855,042.15	\$ 897,794.25	\$ 1,514,166.00	\$ 4,081,328.26
Item 6	\$ 154,583.33	\$ 159,988.06	\$ 184,101.53	\$ 191,391.97	\$ 219,304.04	\$ 314,571.39	\$ 909,368.93
TOTAL (Items 1 thru 6)	\$ 893,200.89	\$ 935,536.50	\$ 998,427.39	\$ 1,046,434.12	\$ 1,117,098.29	\$ 1,828,737.39	\$ 4,990,697.19

VITAL Proposal

Bid Price Proposal for Mandatory Items	Base Period- Year 1	Base Period- Year 2	1st Year Extn Option	2nd Year Extn Option	3rd Year Extn Option	2 YEAR BASE PERIOD (MANDATORY)	2 YEAR BASE PERIOD + 3 YEAR EXTENSION OPTION
Item 1	\$ 635,436.85	\$ 635,436.85	\$ 635,436.85	\$ 635,436.85	\$ 635,436.85	\$ 1,270,873.70	\$ 3,177,184.25
Item 2	\$ 113,200.00	\$ 113,200.00	\$ 113,200.00	\$ 113,200.00	\$ 113,200.00	\$ 226,400.00	\$ 566,000.00
Item 3	\$ 26,000.00	\$ 26,000.00	\$ 26,000.00	\$ 26,000.00	\$ 26,000.00	\$ 52,000.00	\$ 130,000.00
Item 4	\$ 46,600.00	\$ 46,600.00	\$ 46,600.00	\$ 46,600.00	\$ 46,600.00	\$ 93,200.00	\$ 233,000.00
Item 5	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00	\$ 75,000.00
TOTAL (Items 1 thru 5)	\$ 836,236.85	\$ 836,236.85	\$ 836,236.85	\$ 836,236.85	\$ 836,236.85	\$ 1,672,473.70	\$ 4,181,184.25
Item 6*	\$ (103,051.67)	\$ (103,051.67)	\$ (103,051.67)	\$ (103,051.67)	\$ (103,051.67)	\$ (206,103.34)	\$ (515,258.35)
TOTAL (Items 1 thru 6)	\$ 733,185.18	\$ 733,185.18	\$ 733,185.18	\$ 733,185.18	\$ 733,185.18	\$ 1,466,370.36	\$ 3,665,925.90

* Non-compliant with the requirements of Section 2.3 of the bid package as amended (see Exhibit C)

B 2044

AMENDMENT NO. IV
Multi Step Bid GPA-014-17 Management, Operation and Maintenance of GPA's Fuel Bulk Storage Facility

VENDOR NAME:

IP&E Holdings, LLC. dba IP&E Guam

INSTRUCTIONS:

- (1) Fill in highlighted fields below. Enter only Constant or Increasing Fees. Front-end Loaded or Decreasing Fees, Reimbursements and Exceptions not allowed.
- (2) Contract Item 1 (Management and Administration Fees) should be exclusive of Contract Items 2 to 7.
- (3) Contract Item 6 ("Operation and Maintenance Budget (Required)") will be expanded in the "O&M Budget (Required)" tab.
- (4) Contract Item 7 is for all O&M expenses in addition to the "O&M Budget (Required)". This will not be included in the evaluation of price proposal. If not submitting optional O&M items, please indicate "No Bid".
- (5) Contract Item 8 are additional costs expected if complying with the Optional Insurance Requirements. If not submitting for any or all of the Optional Insurance Requirements (Contract Item 8 Optional Insurance Requirements), please indicate "No Bid."
- (6) An entry of "0" or blank for any of the Contract Items mean Bidder does not expect to incur any costs pertaining to these items.

GPA has the option to award all some or none of the CONTRACT ITEMS below.

CONTRACT ITEMS (BREAKDOWN)		Contract Year			OPTIONAL Contract Years		
		1	2		1	2	3
MANDATORY	1 Management and Administration Fees (Include all expenses for staffing, office maintenance, expenses for utilities and communications, management fees and administration fees)	\$ 516,560.00	\$ 532,056.80	\$ 548,018.50	\$ 564,459.06	\$ 581,392.83	
	2 Security Contractor	\$ 144,540.00	\$ 148,876.20	\$ 153,342.49	\$ 157,942.76	\$ 162,681.04	
	3 Spill Response Company Membership Fees	\$ 35,000.00	\$ 36,050.00	\$ 37,131.50	\$ 38,245.45	\$ 39,392.81	
	4 Insurance Fees (Volume I - 5.41A)	\$ 20,400.00	\$ 21,012.00	\$ 21,642.36	\$ 22,291.63	\$ 22,960.38	
	5 Inventory - Environmental / Oil Spill Equipment	\$ 2,500.00	\$ 2,575.00	\$ 2,652.25	\$ 2,731.82	\$ 2,813.77	
	6 Operation and Maintenance Budget (REQUIRED)	\$ 91,000.00	\$ 93,730.00	\$ 96,541.90	\$ 99,438.16	\$ 102,421.30	
	*PLEASE EXPAND AND PROVIDE INFORMATION IN "O&M Budget (Required)" tab/worksheet	\$ 810,000.00	\$ 834,300.00	\$ 859,329.00	\$ 885,108.87	\$ 911,662.14	
TOTAL PRICE PROPOSAL							

OPTIONAL ITEMS:		Contract Year			OPTIONAL Contract Years		
		1	2		1	2	3
OPTIONAL	7 Operation and Maintenance Budget (optional)						
	*PLEASE EXPAND AND PROVIDE INFORMATION IN "O&M Budget (optional)" tab/worksheet. These items are for O&M activities that the bidder may deem necessary for the fuel farm but is not included in the O&M Budget (REQUIRED). GPA and the Contractor will discuss these costs during the Contract Finalization period. THIS IS NOT INCLUDED IN THE EVALUATION OF PRICE PROPOSAL AND WILL BE ADDITIONAL INFORMATION ONLY.	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Total of Optional Operation and Maintenance Budget	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Optional Insurance Requirements (Volume I - 5.41B) - Additional Fees:						
	In General Liability Policy, add waiver of subrogation in favor of GPA.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	In Auto Liability Policy, add waiver of subrogation in favor of GPA.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	In Excess Liability Policy, add waiver of subrogation in favor of GPA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	For Worker's Compensation and Employer's Liability, increase coverage from Statutory Limits to \$1,000,000/\$1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	For Pollution Liability Policy, increase coverage from \$1,000,000 to \$5,000,000 and add waiver of subrogation in favor of GPA.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Include Professional Liability Policy in the amount of \$1,000,000.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Include Builder's Risk or Installation Floater.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total of Optional Insurance Requirements		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

B 3 of 4

Multi Step Bid GPA-014-17 Management, Operation and Maintenance of GPA's Fuel Bulk Storage Facility

VENDOR NAME:

Tristar Terminals Guam Inc

INSTRUCTIONS:

- (1) Fill in highlighted fields below. Enter only Constant or Increasing Fees. Front-end Loaded or Decreasing Fees, Reimbursements and Exceptions not allowed.
- (2) Contract Item 1 (Management and Administration Fees) should be exclusive of Contract Items 2 to 7.
- (3) Contract Item 6 ("Operation and Maintenance Budget (Required)") will be expanded in the "O&M Budget (Required)" tab.
- (4) Contract Item 7 is for all O&M expenses in addition to the "O&M Budget (Required)". This will not be included in the evaluation of price proposal. If not submitting optional O&M items, please indicate "No Bid".
- (5) Contract Item 8 are additional costs expected if complying with the Optional Insurance Requirements. If not submitting for any or all of the Optional Insurance Requirements (Contract Item 8 Optional Insurance Requirements), please indicate "No Bid."
- (6) An entry of "0" or blank for any of the Contract Items mean Bidder does not expect to incur any costs pertaining to these items.

GPA has the option to award all, some or none of the CONTRACT ITEMS below.

CONTRACT ITEMS (BREAKDOWN)		Contract Year			OPTIONAL Contract Years		
		1	2		1	2	3
MANDATORY	1 Management and Administration Fees (Include all expenses for staffing, office maintenance, expenses for utilities and communications, management fees and administration fees)	\$ 514,322.92	\$ 540,039.06	\$	567,041.02	\$ 595,393.07	\$ 625,162.72
	2 Security Contractor	\$ 156,128.75	\$ 163,935.19	\$	172,131.95	\$ 180,738.54	\$ 189,775.47
	3 Spill Response Company Membership Fees	\$ 36,458.33	\$ 38,281.25	\$	40,195.31	\$ 42,205.08	\$ 44,315.33
	4 Insurance Fees (Volume I - 5.41A)	\$ 16,515.68	\$ 17,341.47	\$	18,208.54	\$ 19,118.97	\$ 20,074.91
	5 Inventory - Environmental / Oil Spill Equipment *Oil Spill Response & Environmental Compliance (OPA 90, SPCC and FFP, etc.)	\$15,191.88	\$ 15,951.47	\$	16,749.04	\$ 17,586.49	\$ 18,465.82
	6 Operation and Maintenance Budget (REQUIRED) *PLEASE EXPAND AND PROVIDE INFORMATION IN "O&M Budget (Required)" tab/worksheet.	\$ 154,583.33	\$ 159,988.06	\$	184,101.53	\$ 191,391.97	\$ 219,304.04
	TOTAL PRICE PROPOSAL	\$ 893,200.89	\$ 935,536.50	\$	998,427.38	\$ 1,046,434.12	\$ 1,117,098.30

OPTIONAL ITEMS:		Contract Year			OPTIONAL Contract Years		
		1	2		1	2	3
OPTIONAL	7 Operation and Maintenance Budget (optional) *PLEASE EXPAND AND PROVIDE INFORMATION IN "O&M Budget (optional)" tab/worksheet. These items are for O&M activities that the bidder may deem necessary for the fuel farm but is not included in the O&M Budget (REQUIRED). GPA and the Contractor will discuss these costs during the Contract Finalization period. THIS IS NOT INCLUDED IN THE EVALUATION OF PRICE PROPOSAL AND WILL BE ADDITIONAL INFORMATION ONLY.	\$ 20,000.00	\$ 40,000.00	\$	-	\$ -	\$ -
	Total of Optional Operation and Maintenance Budget	\$ 20,000.00	\$ 40,000.00	\$	-	\$ -	\$ -
	Optional Insurance Requirements (Volume I - 5.41B) - Additional Fees:						
	In General Liability Policy, add waiver of subrogation in favor of GPA.	\$ -	\$ -	\$	-	\$ -	\$ -
	In Auto Liability Policy, add waiver of subrogation in favor of GPA.	\$ -	\$ -	\$	-	\$ -	\$ -
	In Excess Liability Policy, add waiver of subrogation in favor of GPA.	\$ -	\$ -	\$	-	\$ -	\$ -
	For Worker's Compensation and Employer's Liability, increase coverage from Statutory Limits to \$1,000,000/\$1,000,000	\$ -	\$ -	\$	-	\$ -	\$ -
OPTIONAL	For Pollution Liability Policy, increase coverage from \$1,000,000 to \$5,000,000 and add waiver of subrogation in favor of GPA.	\$ 6,336.85	\$ 6,970.53	\$	7,667.59	\$ 8,434.34	\$ 9,277.78
	Include Professional Liability Policy in the amount of \$1,000,000.	\$ 7,500.00	\$ 8,250.00	\$	9,075.00	\$ 9,982.50	\$ 10,980.75
	Include Builder's Risk or Installation Floater.	\$ 461.00	\$ 507.10	\$	557.81	\$ 613.59	\$ 674.95
	Total of Optional Insurance Requirements	\$ 14,297.85	\$ 15,727.63	\$	17,300.40	\$ 19,030.44	\$ 20,933.48



GUAM POWER AUTHORITY

ATURIDAT ILEKTRESEDAT GUAHAN
P O BOX 2977, HAGATNA, GUAM 96932-2977

January 10, 2017

AMENDMENT NO.: IV

TO

INVITATION FOR MULTI-STEP BID NO.: GPA-014-17

FOR

MANAGEMENT, OPERATION, AND MAINTENANCE OF THE GUAM POWER AUTHORITY FUEL BULK STORAGE FACILITY

Prospective Bidders are hereby notified of the following changes and responses to inquiries received from IP&E Holdings, LLC dba: IP&E Guam dated December 13, 2016:

CHANGES:

Volume II: Technical and Functional Requirements

- (1) Kindly **REPLACE** Section 2 Proposal Requirements Subsection 2.3 Price Proposal with:

2.3 Price Proposal

The Price Proposal is broken down into specific Contract Items, each of which the bidder should provide Price Proposals for. Each Item should be priced separately, and there shall be no double-charging. For example, if Technical Services are going to be included in the Management and Administration Fees, then these should not be included under O&M. Items 1 through 6 are required Contract Items for which BIDDER shall provide price proposal for. The BIDDER's Price Proposal Package shall contain Price Proposals for each of the Contract Items. GPA shall evaluate the Price Proposal, and will decide to award either all, none, or some of the Contract Items to the bidder.

Contract Item No. 1 shall include all costs associated with the general management, operation and maintenance of the fuel bulk storage facility, including all equipment, systems, installations and appurtenances. This shall also include staffing, utility fees, and all other expenses necessary in the management, operation and maintenance of the facility, unless already specified in items 2,3,4,5 or 6. Contract Item 1 will be reimbursed by GPA on a monthly basis, based on the Price Proposal (proposed Price for Contract Item 1 divided by 12 will be the monthly payment).

Contract Item Nos. 2 through 6 shall include costs associated with the description for each Contract Item. Contract Item 6 shall be illustrated or expanded further by the bidder in the "O&M Budget (Required)" worksheet, by illustrating how the total cost is divided among the O&M items required by GPA. Costs under Item 6 will include expected operation and maintenance expenses for items specified under "O&M Budget (Required)" for the BIDDER to complete routine operation and maintenance activities, including scheduled maintenance activities, preventive and corrective maintenance activities, and all tasks required to ensure compliance with environmental, local and federal regulations (such as those imposed by, but not limited to USEPA, Guam EPA, US Coast Guard, OPA and others). For Contract Items 2 through 6, costs shall be paid based on actual expenses accrued, not to exceed the amount indicated on the Price Proposal. CONTRACTOR will be required to present documents such as receipts along with the invoice to get reimbursed for the Security Contractor, Spill Response Company Membership Fees, Insurance Fees, Inventory Items and the O&M budget. Any expense exceeding the Price Proposal for Items 2 through 6 will be the responsibility of the CONTRACTOR.

If there are O&M items that the BIDDER would like to propose a budget for, but is not included in the "O&M Budget (Required)" list, the BIDDER will specify the total costs for these items under Item 7 of the BIDDER Data Entry form, and illustrate the breakdown of Item 7 under "O&M Budget (Optional)". **GPA has included one (1) Major Operation and Maintenance Project on the list for Item 7: Tank 1934 and Tank 1935 API 653 Out of Service Inspection, as this is considered a Major Operation and Maintenance Activity instead of a Capital Improvement Project. Contractor may provide a cost proposal for this item under Item 7 "O&M Budget (Optional)". Should the Contractor provide a Price Proposal for this activity, the scope of work and details will be discussed upon award of the contract, and GPA will decide whether to award this activity to the Contractor or to undertake the activity as a separate project similar to a CIP.**

GPA also included Item 8 for the optional insurance requirements, which GPA may request from the bidder if or when requested by GPA's Finance Division.

Contract Items 7 and 8 will not be included in the evaluation of the lowest Price Proposal. Reimbursement for Contract Items 7 and 8 will follow the process for Contract Items 2 through 6, but should be pre-approved by GPA prior to commencement of contract or prior to the costs being incurred.

Capital Improvement Projects and Major Operation and Maintenance Activities will be budgeted separately as discussed in Volume II Section 3 of this Multi-Step Bid, and should not be included in the budget for each Contract Item specified.

Volume VI: Schedules

(1) Please replace Volume VI Table of Contents as follows:

Table of Contents	
Schedule A	Fuel Specifications
Schedule B	Fuel Farm Facility Lay-Out and Tanguisson Pipeline Diagram
Schedule C	Refueling Schematic Diagram
Schedule D	Pump Specifications
Schedule E	Office Building Floor Plan
Schedule F	Organization Chart
Schedule G	Facility Response Plan (FRP)
Schedule H	Spill Prevention, Control & Countermeasure (SPCC)
Schedule I	Security Contractor Requirements
Schedule J	Tank System Operation and Maintenance Workplan
Schedule K	NPDES Permit
Schedule L	Tank In-Service Inspection Report

(2) Please attach **Schedule L Tank In-Service Inspection Report**

Price Proposal

Please replace Price Proposal with the one attached to Amendment IV.

The bidders are required to fill-out the worksheet with their Price Proposal.

For Item 6, CONTRACTOR is required to provide cost for each line item in the worksheet, "O&M (Required)", and each Line Item in the "O&M (Required)" worksheet shall be broken down further into separate activities, and expanded in the corresponding tab. For example, for Line Item 1 of the "O&M (Required)" tab, which refers to "O&M of Tank System (Tk 1934, Tk 1935, Diesel Tank, Sump, etc.)", total cost for each contract year shall be provided in the "O&M (Required)" tab, and this line item shall be broken down further into specific activities in the corresponding tab, which is "O&M 1".

Tristar's Inquiry dated 11/30/2016:

QUESTION:

5. Please provide the following CIPs and expected value for the entire contract period.

ANSWER:

Please find **REVISED** response below, a correction from the response provided in Amendment II.

GPA is planning for the following CIPs:

- Rehabilitation of TEMES CT Diesel Pipeline
- Automatic Tank Gauging (ATG) System w/ Remote Monitoring
- Fuel Metering with Remote Monitoring
- Emergency Generator for the Main Pump Station

Additionally, the following Major Operation and Maintenance Activity is being planned:

- Tank 1934 and Tank 1935 API 653 Out of Service Inspection

Please note that cost estimate for this Major O&M Activity was included in the "O&M (Optional)" tab.

The CONTRACTOR is responsible for identifying and recommending to GPA any required capital improvement project and major operation and maintenance activities.

IP&E Holdings, LLC dba: IP&E Guam's Inquiry dated 12/13/2016:

QUESTION:

5. Can GPA provide copy of the latest SPCC Plan and Facility Response Plan?

ANSWER:

Kindly refer to Amendment II.

QUESTION:

6. Will the current oil spill equipment be handed over to the new Contractor?

ANSWER:

As required under Section 14 of the Contract, CONTRACTOR shall, on their own, purchase, maintain and operate or deploy all necessary oil spill equipment as required in the SPCC plan, as an in-house stock inventory.

QUESTION:

7. Can GPA provide the latest copy of the NPDES permit and its conditions and requirements?

ANSWER:

The NPDES permit has been submitted to the USEPA by the current CONTRACTOR, under review by USEPA and Guam EPA. The old permit is attached as Schedule K issued in Amendment II.

QUESTION:

8. Is the CONTRACTOR responsible for power and water consumption of the facility? If yes, how is this currently handled? Is there a separate meter for the facility?

ANSWER:

Yes, the CONTRACTOR is responsible for power and water consumption of the facility. The Fuel Bulk Storage Facility has a GPA and a GWA meter. The Utility Bills are included in the CONTRACTOR's Management and Administration Fees, which is Contract Item 1 in the Price Proposal.

QUESTION:

9. Is security at the facility required twenty-four (24) hours, seven days a week?

ANSWER:

Yes. Please also refer to Volume II Sections 3.12 and 4.2, and the amendments to this bid for the requirements regarding security.

QUESTION:

10. It is IP&E's understanding that the Tanguisson Plant is no longer in service. Will fuel transfers to the Tanguisson resume during the contract period?

ANSWER:

The Tanguisson Plant has been deactivated in 2015. However, full deactivation is still in progress. As of this time, fuel transfer to the plant is not being required.

QUESTION:

11. What is the Guam Power Authority's definition of CAPEX? Is there a minimum value for an activity or purchase to qualify as CAPEX.

ANSWER:

Please be guided by the SOP attached.

QUESTION:

12. The RFP states that CIP Projects will be handled by the Guam Power Authority and the Contractor/Operator will coordinate. Please elaborate on the coordination responsibilities of the contractor.

ANSWER:

GPA may elect to solicit proposals for bids or RFPs for the CIP projects for the facility. The Contractor/Operator will provide access to the facility and assist in the day-to-day accomplishment of the CIP. The Contractor/Operator will be the primary point of contact at the fuel farm and shall work with GPA (such as but not limited to, GPA's Engineering, Generation and SPORD divisions, as well as GPA Contractors) and shall implement proper facility control procedures to ensure that the Contractors authorized by GPA complies with all regulatory and safety requirements in executing and managing the project from commencement to completion.

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QUESTION:

13. Do fuel receipts or fuel transfers take place during non-daylight hours?

ANSWER:

Yes, in particular, for receiving of bulk product. Please refer to Volume II Sections 3.2 and 3.3 for the requirements and details of fuel receipts and transfers.

All other Terms and Conditions in the bid package shall remain unchanged and in full force.


pu JOHN M. BENAVENTE, P.E.
General Manger
